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## Substantial Office Building To Let

**Highfield House  
Quernmore Road  
Lancaster  
LA1 3JT**

**2027 sq ft (188.58 sm)**

**Rent reduction to £12,000**



### CONTACT

For further information or to arrange an appointment please speak to:

**Irvine Taylor Ltd**  
T: 01524 60524  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)

- Large converted detached country house
- 8 individual offices, including a meeting and conference room.
- Panoramic views of Lancaster & beyond.
- 15+ Private Car Parking Spaces on site.

# Rent Reduction

- Commercial Agents - Property Management - Surveyors & Valuers - Property Consultants -

Irvine Taylor is a trading name of Irvine Taylor Ltd. Registered Address: Castle Chambers, China Street, Lancaster. LA1 1EX  
Registered in England & Wales. Number 5319450 - Director: D W B Taylor MRICS Co. Secretary: R W Carradice BA FRICS

## INTRODUCTION

Lancaster is the most northerly of the Districts in Lancashire and is centrally positioned in the North West Region of Great Britain being some 22 miles north of Preston and 22 miles South of Kendal.

The city can be accessed via Junction 33 of the M6 to the south and by Junction 34 to the east, which is just 2 miles from the centre. Lancaster railway station gives access to the Main West Coast Line running between London Euston and Glasgow. There is also a bus station in the city centre.

The city had a population of just under 134,000 as at the 2001 census, though it is now estimated to be well in excess of 140,000. Additionally there is a student population in excess of 20,000 from Lancaster University and the University of Cumbria (formerly St. Martin's College)

## LOCATION

The premises occupy a commanding location on the eastern approach to Lancaster, and can be found just off Quernmore Road and around 0.8 miles from Lancaster Town Hall.

Highfield House is a converted country house located nearby a local farm and residential development in a popular Lancaster residential location.

## DESCRIPTION

Highfield House is a converted Country House, constructed of dressed stone with a slate roof.

This substantial detached premises offers 8 well sized office rooms, including a meeting room and large conference room. A large 'farmhouse' kitchen and 4-piece bathroom also form part of this property.

The property has most recently been used as an office headquarters so it is ready equipped for a business to move straight in with Internet connection points and phone points throughout.

Externally there is a large private car park and land surrounding allowing for 15+ cars to be parked at any one time.

There is also a substantial lean to storage and utility building included with this premises.

## ACCOMMODATION

The current accommodation is as follows:

<b>Ground Floor</b>	Sq ft	Sq m
Reception	161	14.92
Office 1	231	21.48
Office 2	157	14.62
Conference Room	367	34.06
Kitchen	218	20.28

<b>First Floor</b>	Sq ft	Sq m
Office 3	114	10.62
Office 4	180	16.73
Office 5	181	16.82
Office 6	201	18.69
Meeting Room/ Office 7	217	20.16

## SERVICES

Mains water, electricity, drainage and gas are all connected to the property.

## RATES

We understand from the Valuation Office Agency website in the 2010 Rating List that the current rateable value of this suite is £9,400 and it is entered as "Offices & Premises"

Based on the current figure of 0.414 p/£ the rates payable on this suite would be circa £3,891.

Intending lessees should satisfy themselves as to the extent of all potential outgoing. Small business relief may be available and intending lessees should make their own enquiries at Lancaster City Council Business Rates Department (01524) 582205.

## LEASE TERMS

The suite is available on a new three-year lease, on a full repairing and insuring basis.

## RENT

**£20,000 per annum exclusive**

## VAT

VAT is not included above but may be payable on all rents.

## LEGAL COSTS

Each party will bear their own reasonable legal costs incurred in the preparation of the lease.

## VIEWING

Strictly by appointment with the sole agents:

Irvine Taylor Ltd  
E: [irvinetaylor@irvinetaylor.co.uk](mailto:irvinetaylor@irvinetaylor.co.uk)  
T: 01524 60524

### Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

#### Misrepresentation Act 1967

Irvine Taylor Ltd for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer of contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Irvine Taylor Chartered Surveyors nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### Finances Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

#### Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.

## DIRECTIONS

**From:** Lancaster Town Hall, Dalton Square

**To:** Highfield House, Quernmore Road

**Distance:** 0.8 miles

**Time:** 0 hr 3 min

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0.00 Start out at LA1 1PJ, Lancaster

0.01 Bear right onto Nelson Street

0.13 Continue forward onto East Road

0.35 Continue forward onto Quernmore Road

0.79 Arrive at LA1 3JT, Lancaster

Section time 0:03, Total time 0:03

